

THE LAKEHOUSE AT TAMARACK LAKE.

# 1170 ENGLISH CIRCLE

*Modern Living, Wrapped in Cottage Warmth.*



Cozy cottage charm meets modern comfort

- 2 Bedrooms
- 2 Bathrooms
- 2 Car Attached Garage
- A private spring-fed pond
- A refined cottage or full-time home, finished with care
- Waterfront views that feel like a well-kept secret





**Deeded Waterfront**





This is not your typical rustic cabin. It's where rustic features meet urban sophistication.

# Rooted in Rustic Charm, Refreshed for Modern Living.

- **Drink Ready Water:** Well water with full filtration and UV light
- **Backup Power Ready:** Hardwired portable generator installed by a licensed electrician
- **Warmth with Character:** Classic J.A. Roby cookstove adds charm and serves as a reliable heat backup
- **Updated Roof:** New shingles installed in 2019
- **Laundry Convenience:** Washer & dryer added to mudroom in 2023
- **Relaxation-Ready:** Hot tub professionally installed
- **Bright & Breezy** Sunroom windows updated to bring in natural light
- **Screened Comfort** Front porch screened in for bug-free lounging
- **Workshop Potential:** Upgrades underway in the work shed (permit not pulled; project not yet complete)





A well-planned kitchen at the heart of the home, anchored by a classic J.A. Roby cookstove. The perfect companion to the efficient propane furnace.





Lake views out front, nature's stillness out back. The best of both waterscapes.





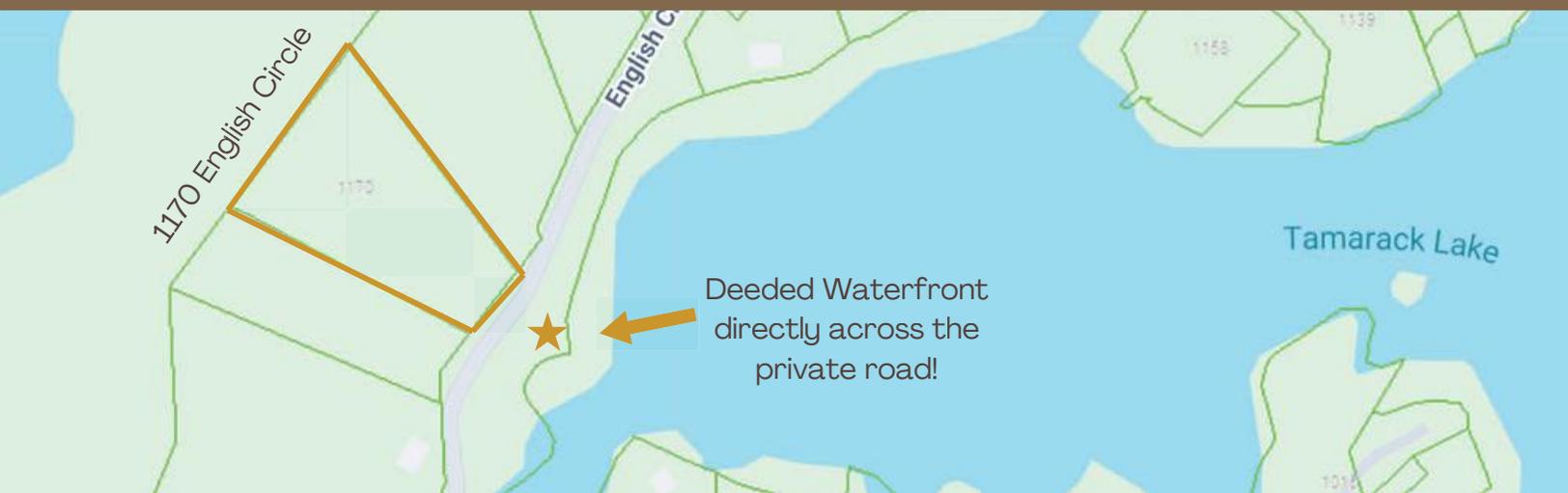
Peaceful lake enjoyment – canoeing, kayaking, swimming, paddleboarding. Experience calm, relaxing fun in this non-motorized lake. Electric pontoon boats, paddle boats or tin boats with trolling motors.





## Uninterrupted lake views and deeded access to your private dock

- Spectacular lake views from the cottage
- Stroll across the quiet road to your private waterfront space complete with a dock
- Water access property is owned by Dave and Marlene Buttery, who live on the other side of Tamarack Lake



# Inclusions

## Living Room

- Couch and Chairs
- TV Stand
- Canoe Shelf
- Wall Clock

## Dining Room and Kitchen

- Dining room table, chairs, and cabinet
- Kitchen Stools
- Wine Fridge

## Bedrooms

- Beds
- Dressers
- Side tables

## Outdoor Furniture

- Hot tub
- Screened in porch wicker furniture
- Sunroom all furniture
- Sunroom electric fireplace
- Various wood muskoka chairs

## Garage / Waterfront

- Small tin boat
- Riding lawn mower in basement (as is)

# Exclusions

## Living Room

- Desk
- Electric fireplace
- Small coffee table
- Blanket box/chest

## Miscellaneous

- Black pantry in kitchen
- Treadmill

# More Nature, Less Overhead

- Private road maintenance: \$275 per year (summer and winter plowing). There is no formal association. Driveway extra.
- Wood: 2-3 Cord(s) per year
- Propane is with Budget and based on usage.
- Hydro approximately \$200/month.
- House Insurance with Allstate: \$158/month.
- 2024 house taxes: \$1,634.95.
- Bell HiSpeed: \$115/month. Seller has lived and worked full-time at the property (plan is Internet 15).

Bell Satellite TV

## Other Documents Available Just Ask!

- Septic Use Permit
- Well Record
- Deeded Access Map and Land Registration
- Survey/Reference Plan
- Water potability test

# 1170 English Circle FAQ's

*Curious about what makes this property truly unique?*

*We've curated a set of FAQs to highlight the details and features that set it apart, and help you see why this Tamarack Lake retreat is unlike anything else on the market.*

**1. What is the Tamarack Lake community like?** Tamarack Lake is home to a welcoming mix of full-time residents and seasonal cottagers. English Circle winds around the lake, connecting both direct waterfront and back-lot properties. The community takes pride in maintaining the peaceful, nature-oriented character of the lake. Tamarack is ideal for swimming, paddling, canoeing, and peaceful lake cruises. Many residents enjoy small pontoons with electric motors, keeping the lake quiet and serene.

**2. What is the road access?** English Circle is a privately maintained road, with cottagers working together to ensure grading, gravel upkeep, and snow plowing through every season. Current year-round dues are \$275, with optional driveway plowing available for an additional cost.

**3. What makes the property four seasons?** This is a true four-season cottage. Sitting on a full block-wall foundation, the basement houses an efficient propane furnace and all plumbing mechanics. To add extra winter charm, the seller installed a J.A. Roby wood stove with cooktop, a feature they've loved for the radiant heat and cozy cottage atmosphere it creates.

**4. Upkeep & Condition** The home has been carefully maintained and shows pride of ownership throughout. With only one previous owner, there has been consistent passion about the home and the property. A full home inspection was completed in 2022 when the property was purchased; this report is available for interested buyers. The home is move-in ready and waiting to share its charm and comforts with you.

**5. Utilities & Comfort** The property is serviced by Hydro and landline with high-speed internet, though Xplore or Starlink are options if preferred. The seller has successfully used Bell Internet for remote work without issue. A hard-wired generator provides peace of mind during the occasional power outage that comes with cottage country living.

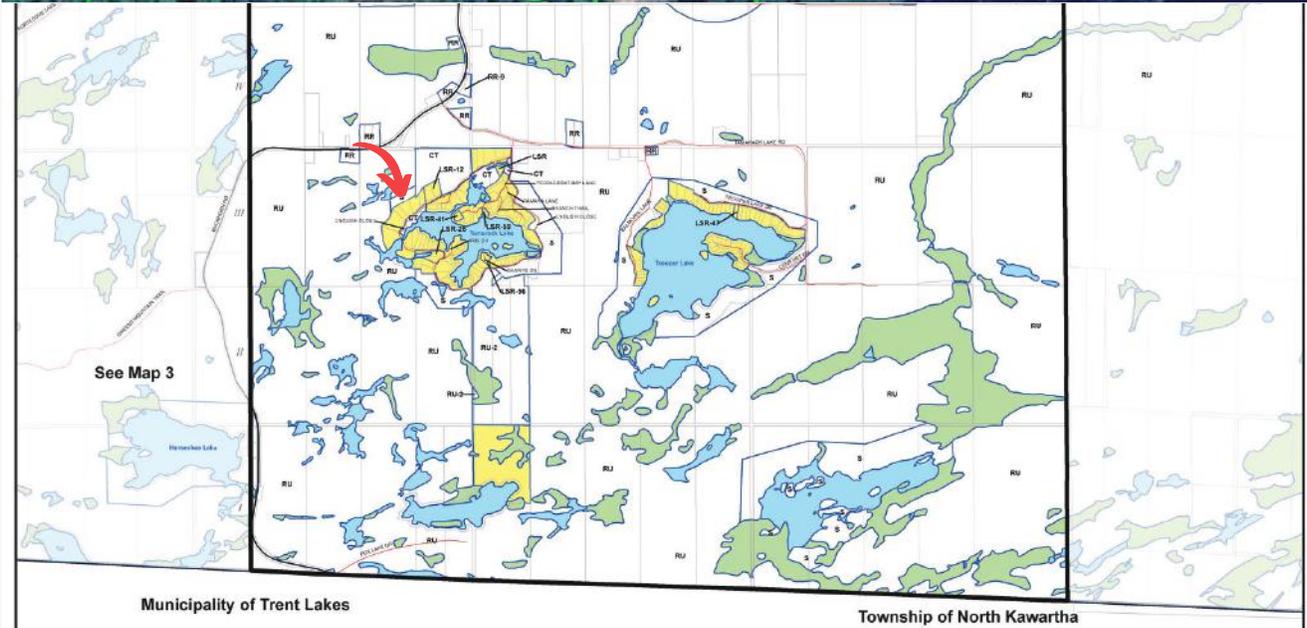
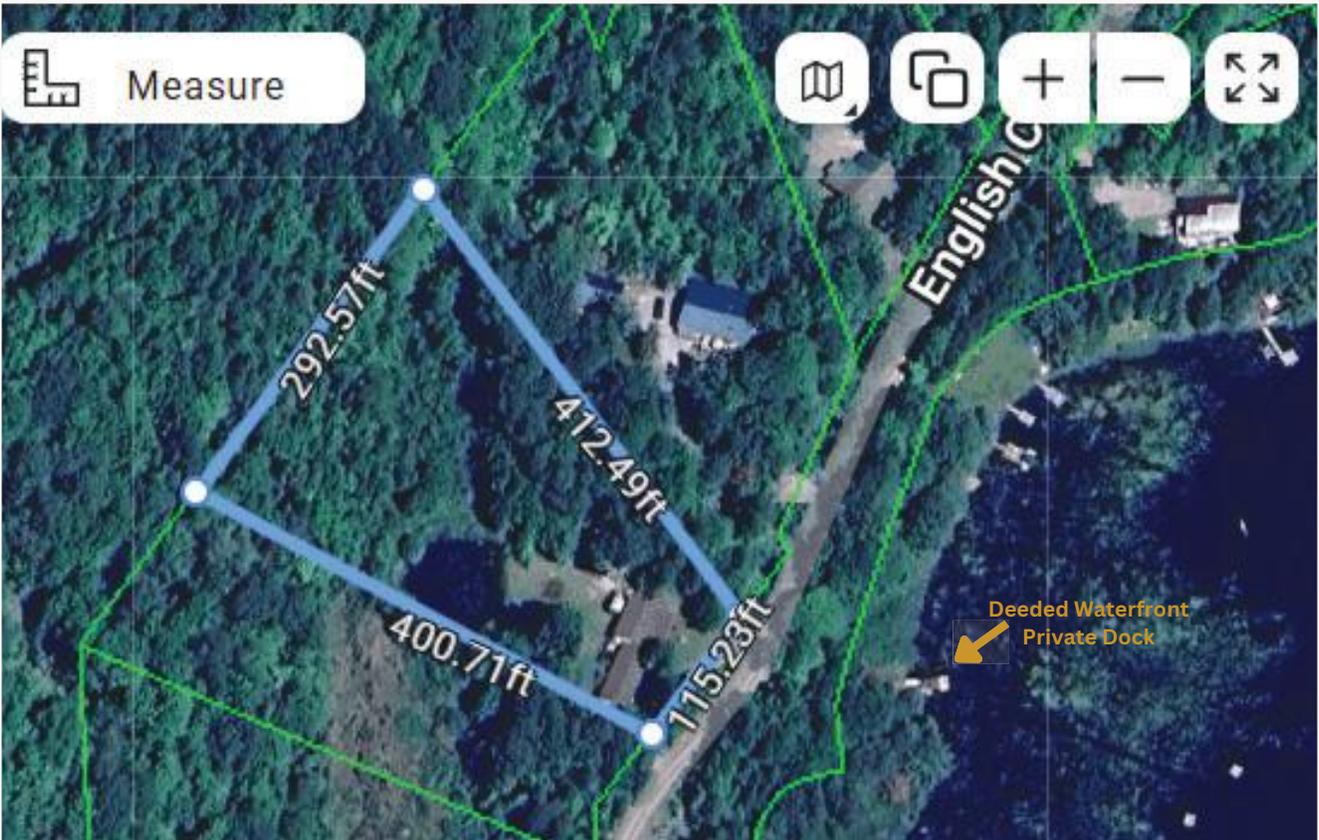
**6. What is the age of the Septic System?** Installed in 1990, the system was inspected by Paul Studholm—known locally as the “Septic Whisperer.” The best part? The tank is rated for three bedrooms, offering flexibility for future use.

**7. Why is the Seller Moving?** The current owner and her husband chose Tamarack Lake as their forever retirement home, drawn to its tranquility, privacy, and the comfort of a fully featured four-season cottage. It also offered the perfect balance of work-from-home convenience and lakeside serenity. Life has taken an unexpected turn, and now the seller looks forward to moving closer to family in the west end of the city.

# Mechanicals: Basement

The Basement has a separate entrance on the back side of the cottage. It is fully spray foamed for efficiency and houses the furnace, water system, 2<sup>nd</sup> set of washer and dryer and tons of great storage space!





**Map 4**

R1	General Residential	GC2	General Commercial Two	HZ	Hazard
R2	Hamlet Residential	CT	Tourist Commercial	OSC	Open Space Conservation
SR1	Shoreline Residential One	CH	Highway Commercial	OSR	Open Space Recreation
SR2	Shoreline Residential Two	M1	Light Industrial	OS	Open Space
LSR	Limited Service Residential	M2	Heavy Industrial	I	Institutional
S	Shoreline	MD	Disposal Industrial	RU	Rural
RR	Rural Residential	MX	Extractive Industrial	L	Lake
GC1	General Commercial One	EP	Environmental Protection		

**Schedule A to Zoning By-law 2005-29 for the Municipality of Highlands East**

